BLOCK 1 LOT 4
ROSEWOOD MEADOWS #1 PB 5/314

GIEBEIG JATH L
95161 WILDWOOD CIR
FERNANDINA BEACH, FL 32034

2026

31-2N-28-1875-0001-0040

BUILDING CHARACTERISTICS

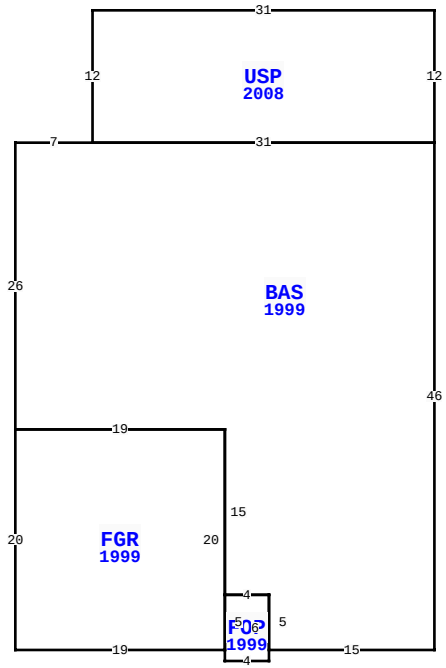
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,348	100	1999	1,348	180,791
FGR	380	55	1999	209	28,031
FOP	24	30	1999	7	939
USP	372	30	2008	112	15,021
TOTALS	2,124			1,676	224,782

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,676	106.9700	148.69	249,204	1999	2005	0	0	0	9.80	90.20

1 SNGL FAM 100% - 2022 Heated Area: 1348 HX Base Yr 2022



95161 WILDWOOD CIR, FERNANDINA BEACH

BLD DATE	03/03/2023	NW	LGL DATE		
XF DATE	03/30/2009	RK	LAND DATE	05/09/2025	MLU
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		224,782
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		324,782
SOH/AGL Deduction		99,305
ASSESSED VALUE		225,477
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		174,066
TOTAL JUST VALUE		324,782
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,127

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1700198	REPAIR/RRF	6,250	01/17/2017
98 05672	NEW CONSTR	67,591	01/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2450/0251	3/26/2021	WD	Q	I	01	230,000
GRANTOR: BRANTLEY JESSICA S F/						
GRANTEE: GIEBEIG JATH L						
1960/1283	2/02/2015	SW	U	I	18	90,100
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: FORBES JESSICA SAVA						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2008] N12 W31 S12 BAS=[YR=1999] W7 S26
FGR=[YR=1999] S20 E19 FOP=[YR=1999] S1 E4 N6 W4 S5 $ N20
W19 $ E19 S15 E4 S5 E15 N46 W31 $ E31 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS